



# Statement of Environmental Effects

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## PROPOSED CLUBHOUSE AND FUNCTION CENTRE

308 Copland Street and 72 Tasman Road, Wagga Wagga NSW 2650  
Lots 100 and 102 DP 1012965 and Lot 10 DP1163676

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Prepared for Australian Clay Target Association Inc.  
April 2017

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## 1 INTRODUCTION

The following Statement of Environmental Effects (SEE) has been prepared in support of a proposed new clubhouse and function centre at the Australian Clay Target Association premises in Wagga Wagga. The SEE will also assist in the assessment and determination of the proposal by the determining authority.

Staged approval for construction of the necessary function centre and clubhouse block as well as the required carparking is sought from Council to enable works to be completed within a strict timeframe. The proposal involves the following:

- Stage 1 – Earthworks and Site Preparation
- Stage 2(a) - Construction of new hardstand carpark
- Stage 2(b) - Construction of new building for clubhouse and functions

This report shall be read in conjunction with the following attachments.

**Table 1: Table of Attachments**

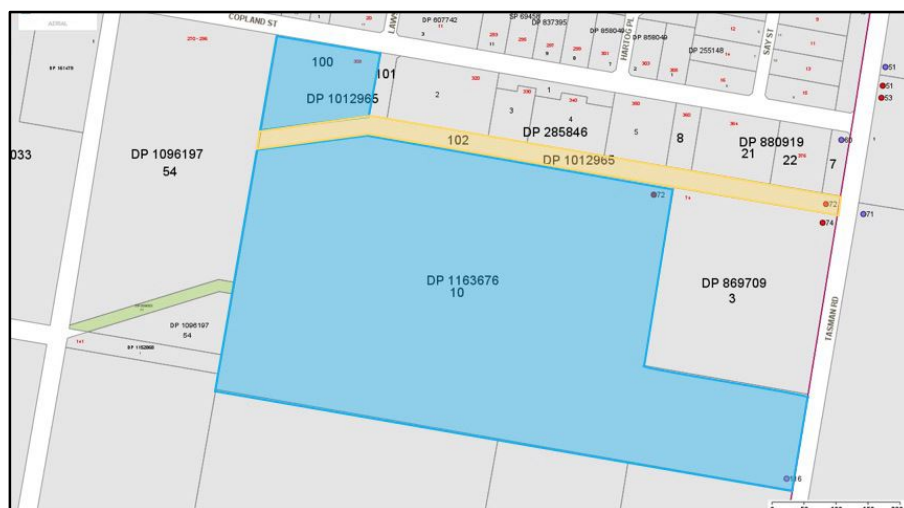
No.	Description	Rev.	Prepared By
1	Architectural Plan Set – 15-24 – 27/04/2017 A00 - Location Plan and Site/Site Analysis Plan A01 – Landscape and Carpark Setout Plan A02 – Floor Plan A03 – High Level Entry / Foyer Plan A04 – Elevations Sheet 1 A05 – Elevations Sheet 2 A06 – Sections Sheet 1 A07 – Sections Sheet 2	17 13 22 10 12 12 10 9	Icono
2	Flooding Impact Assessment Report – 24/04/2017	0	GHD
3	Traffic Impact Assessment Report – 27/04/2017	1	GHD
4	AHIMS Search – 19/01/17	-	Office of Environment & Heritage
5	Locality Analysis Plan	A	Salvestro Planning

## 2 APPLICANT AND LAND OWNERSHIP

The applicant is Mr Anthony Turner on behalf of the Australian Clay Target Association Inc. The site comprises of three lots, with the landowners as indicated in the below table and figure. The necessary directors and authorized persons have given their consent for the proposal as shown on the relevant forms submitted to Council in addition to this SEE.

**Table 2: Table of Landowners**

Lot	DP	Address	Landowners
10	1163676	72 Tasman Road, Wagga Wagga NSW 2650	Australian Clay Target Association Inc.
102	1012965	72 Tasman Road, Wagga Wagga NSW 2650	Wagga Wagga City Council
100	1012965	308 Copland Street, Wagga Wagga NSW 2650	Australian Clay Target Association Inc.



**Figure 1: Landowner Map (Source: WWCCGIS & SP 2017)**



### 3 SUBJECT LAND

#### 3.1 Site History

The site has previously been the subject of a number of development applications including:

- DA12/0161 – Continued Use of Toilet Block
- DA09/0507 – Proposed Boundary Adjustment
- DA01/356 – Proposed Additions to Clay Target Facility
- CDC4094 – Erection of Brick Building – Final Occupation (June 2001)
- CDC3737 – Erection of Brick Building (June 2001)
- CDC2831 – Erection of Office Building and Hall (May 2001)
- DA991013 – Additions to clay target shooting complex
- DA990769 – Excision of 2 Hectare Lot to Create Drainage Reserve
- DA990421 – Office & Storage Development for Clay Target Shooting Complex
- DA990086 – Proposed Administration Centre for Clay Target Association
- BA139/96 – Club House Storage Shed, Toilets, Extension to Existing Shed
- BA475/93 – Club House – Toilet & Store Room & Shooting Ranges
- DA82/93 – Proposed Air Pistol Range
- BA553/86 – Club House
- DA131/86 – To erect a club house of steel construction and colorbond
- BP103/82 – Meeting – Club Room
- BP298/78 – Erection of Toilet Block

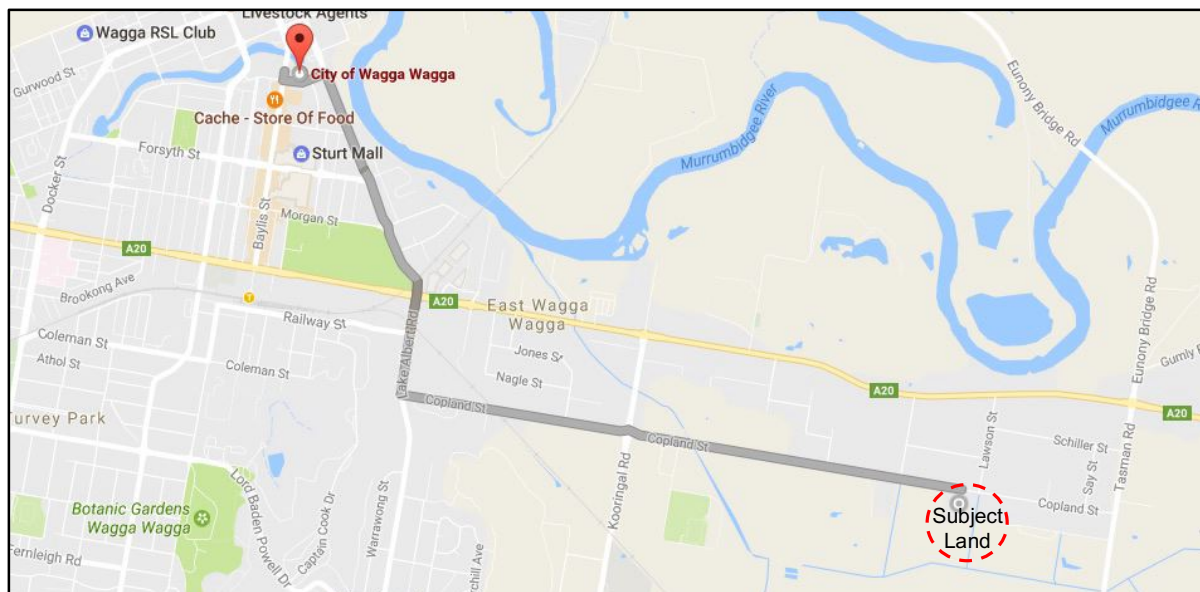
The long history of applications has resulted in the construction of various small club houses and toilet facilities and the long-standing use as the current clay target complex.

The existing Australian Clay Target Association (ACTA) main office building is located on the Copland Street frontage of the subject site.

This application seeks to establish a new building involving a large modern facility capable of administration and function activities for the benefit of the association and local area.

#### 3.2 Description and Location of the Subject Land

The subject land is known as Lot 100 DP 1012965, 308 Copland Street and Lot 10 DP1163676 and lot 102 DP 1012965, 72 Tasman Road, Wagga Wagga NSW 2650. The general location of the land is shown in the figure below, relative to the CBD of Wagga Wagga. The subject site is located on the southern side of Copland Street and western side of Tasman Road. The subject lots total an area of 36.27ha. The subject lots have a total of 194m of street frontage to Copland Street and 151.26m to Tasman Road.



**Figure 2:** Location Map (Source Google Maps 2017)

The subject lots currently have a total of 9 easements and restrictions applicable, as shown in the DP extract below. These easements have been provided for the following purposes:

- Right of Carriageway
- Sewage Drain
- Sewer Rising main
- Transmission Lines (x2)
- Water Supply
- Water Drainage (x2)
- Levee

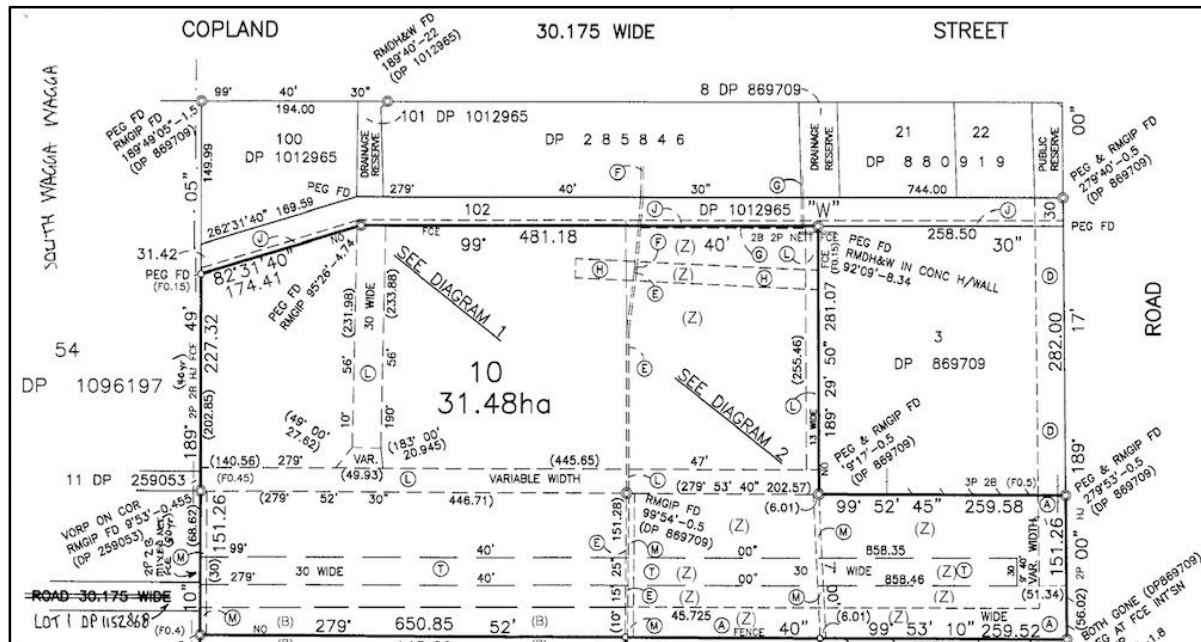


Figure 3: Extract of DP1163676 (Source WWCCGIS Deposited Plans 2017)

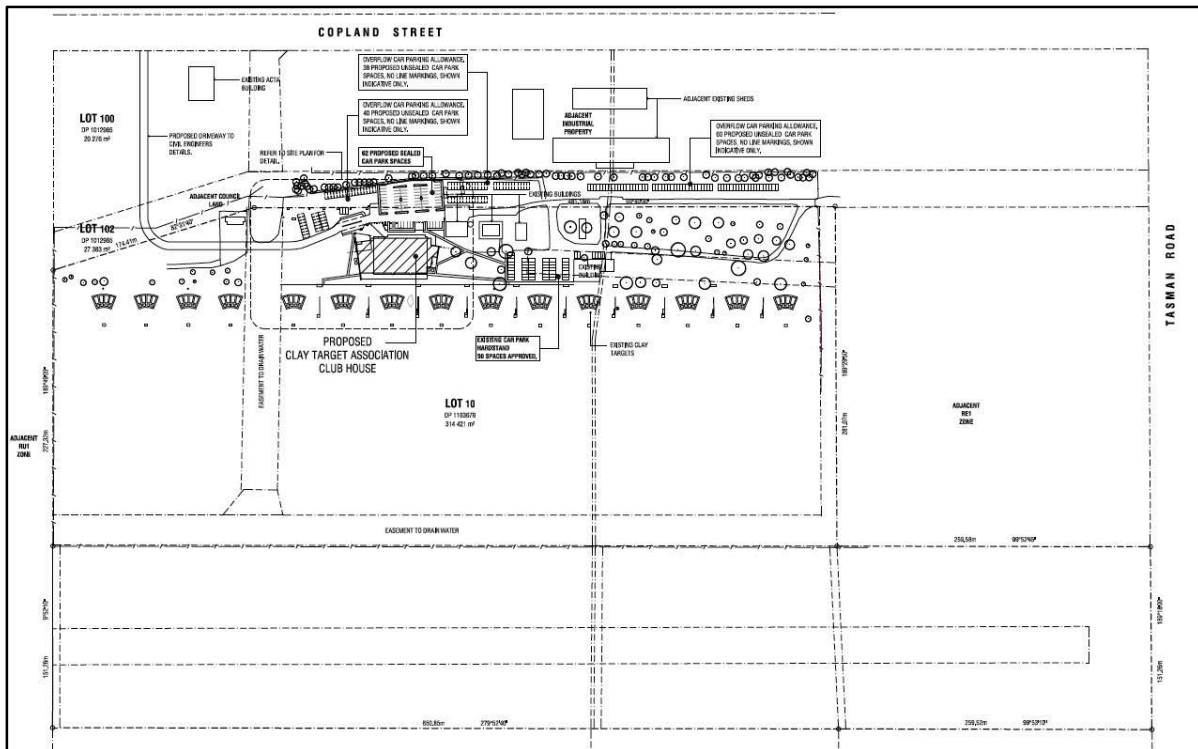
#### 4 DEVELOPMENT PROPOSAL

The development proposal involves the establishment of a new clubhouse and function centre with associated carparking and vehicle movement areas for the Australian Clay Target Association, as per the attached plans and extract below.

The proposal is subject to a \$5.5 million NSW Government funding grant announced in January 2017. Support from the NSW Government was secured on the basis that the project will provide a multipurpose facility for ACTA as well as other local and regional organisations to cater for large functions and conferences.

The proposed clubhouse and function centre will include restaurant, bar, food and function room facilities, viewing areas and associated administration offices and areas, as well as a hall of fame to display memorabilia in relation to the sport of clay target shooting, as shown on the attached plans. The facility will also accommodate events including conferences, weddings, sporting events and other special events and festivals with an expected patronage of up to 650 dining and 1000 people for a conference. The internal configuration of the facility will utilise moveable interior walls to accommodate various sized functions, allowing for flexibility and greater usage of the development by different community groups, regardless of the size of the function.

The new building will have a floor area of 1738.8m<sup>2</sup>. A breakdown of floor area components is shown on the attached plans. A new driveway configuration will service the premises with two-way access from Copland Street adjacent the existing ACTA administration building. The existing Tasman Road driveway will also be maintained as an alternative access road.



**Figure 4:** Extract of site plan (Source: Icono 2017)



**Figure 5:** Site Photo of existing features (Source: SP 2017)

It is proposed to stage the construction to allow for works to be completed within a strict timeframe. The first stage of construction will involve site preparation, including the following elements.

- Site establishment (including erosion, sediment & soil control, traffic control and site fencing)
- Bulk earthworks (including all excavations, supply & compact and formation of building pad)











Sealed vehicular access is currently available to the complex via Tasman Road, with the existing administration building having separate access from Copland Street. There is currently no formal vehicular access between the existing administration building and the clay target shooting range and clubhouse.

The proposed main vehicular access to the new clubhouse and function centre will be via a new access driveway from Copland Street. Access via the Copland Street entrance is proposed to be facilitated by an existing small bridge over the large drainage channel.



**Figure 8:** Site Photo of frontage from 308 Copland Street (Source: Google Streetview 2017)



**Figure 9:** View looking east of access entrance from 72 Tasman Road (Source: SP 2017)



**Figure 10:** Internal view looking north from Lot 10 towards Lot 100 - Copland Street (Source: SP 2017)



**Figure 11:** View looking south across vegetation/drainage channels – Lot 10 (Source: SP 2017)

### Locality Characterisation

A Locality Analysis Plan is included in the Attachments to this EIS. The locality is characterised by general industrial, light industrial, outdoor recreation and other rural based activities. The surrounding land is also traversed by stormwater management channels.

Outdoor recreation activities that share site boundaries with the ACTA land include the Pistol Club shooting range and Go Kart Racing facility.

Land to the east of Tasman Road is subject to further land use investigations by Council for potential future industrial uses, depending on the outcomes of flood studies and other environmental analysis.

Surrounding land towards the east and south, beyond Tasman Road and Bakers Lane, are utilised for rural residential activities. These land uses are physical separated from the main industrial and outdoor recreations of the locality.

The Eastern Industrial Area occupies land north of the subject site towards and including the Sturt Highway/Hammond Avenue. Land to the west includes a mixture of industrial and rural activities, including vacant land for future expansion of the Eastern Industrial Area.

## **5.2 Noise**

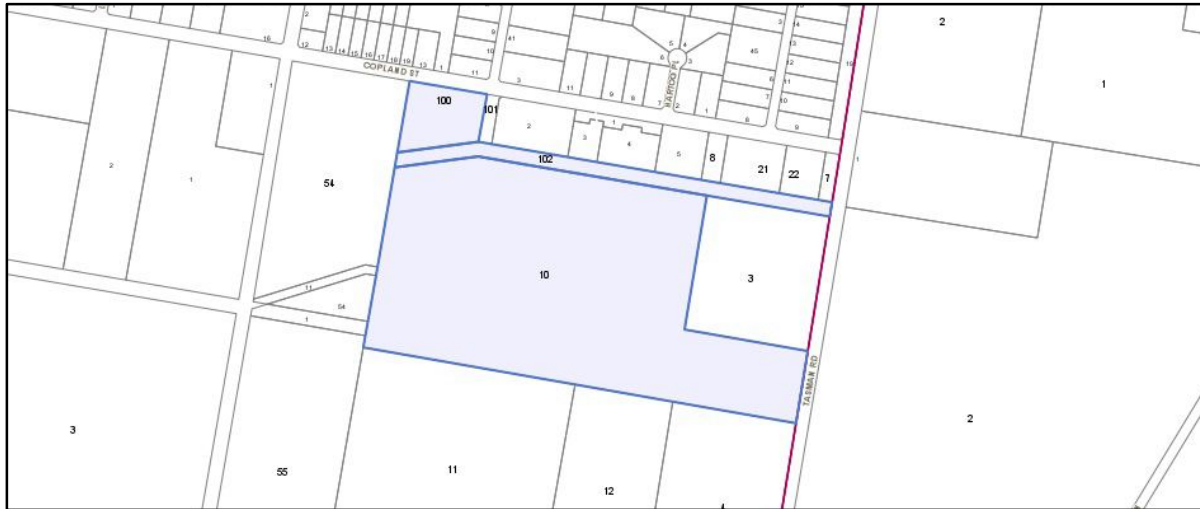
The proposed new centre is located between the Copland Street and Tasman Road industrial zoned areas. The nearest sensitive receptor (dwelling) is located approximately 550 metres from the subject site, within the Copland Street industrial area. The rural residential areas of Bakers Lane, Laurel Road/Mitchell Road and Gumly Gumly are located over 1.2 – 1.5 kms from the site.

The separation between the subject site and nearest sensitive receptors, combined with the existing landuse mix of industry, clay target and rural activities, provides sufficient buffer to mitigate any potential noise impacts from the operation of the new centre. Anticipated hours of operation and adherence to existing EPA noise guidelines and regulations will ensure negligible noise impact from the operation of the new centre.



### 5.3 Bushfire

The subject land is not subject to bushfire, as indicated in the mapping extract below.



**Figure 12:** Bushfire Map (Source: WWCCGIS 2017)

### 5.4 Flooding

The subject land is affected by flooding, as shown in an extract from Council's GIS mapping below.



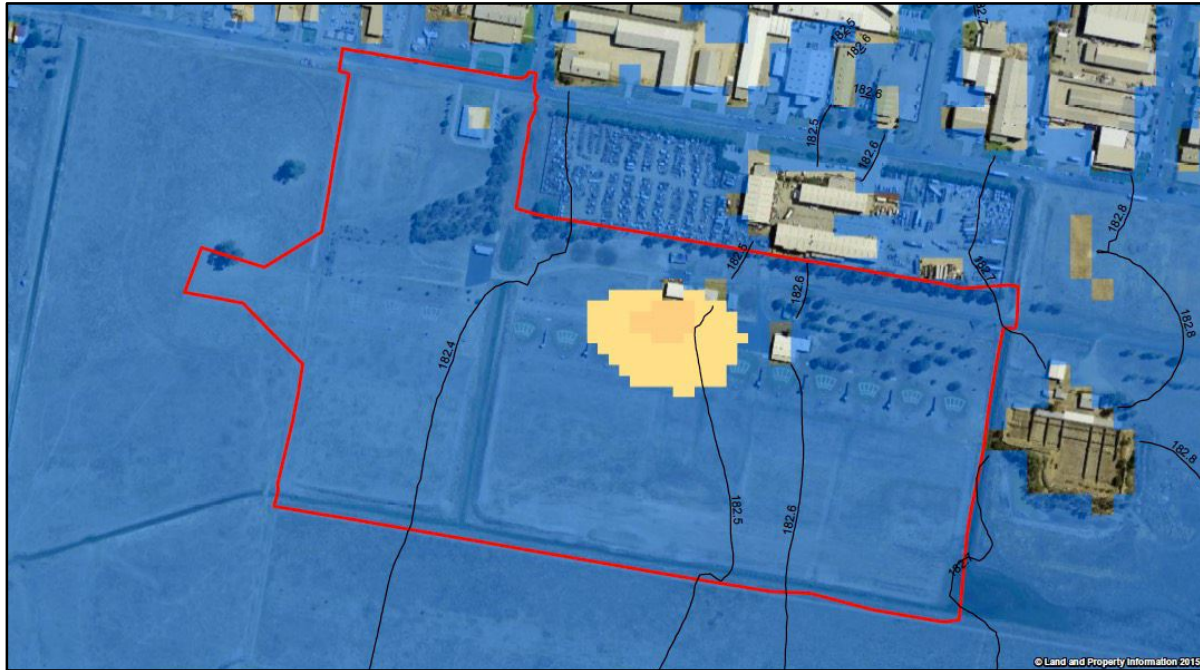
**Figure 13:** Flooding mapping extract (Source: WWCCGIS 2017)

A Flooding Impact Assessment Report (FIAR) has been conducted by GHD to determine the impacts of the proposed development on flooding in the local area, and is provided as an attachment to this report. The FIAR assessed the existing conditions and flooding behaviour for 5% and 1% AEP flood events, as well as the potential impacts of the proposed works on the flooding conditions.

The FIAR concluded that the predicted flooding impact to adjoining land as a result of the development is negligible in both the 5% and 1% AEP flooding scenarios. The assessment also concluded that the flood hazard levels are not increased as a result of the proposed development.



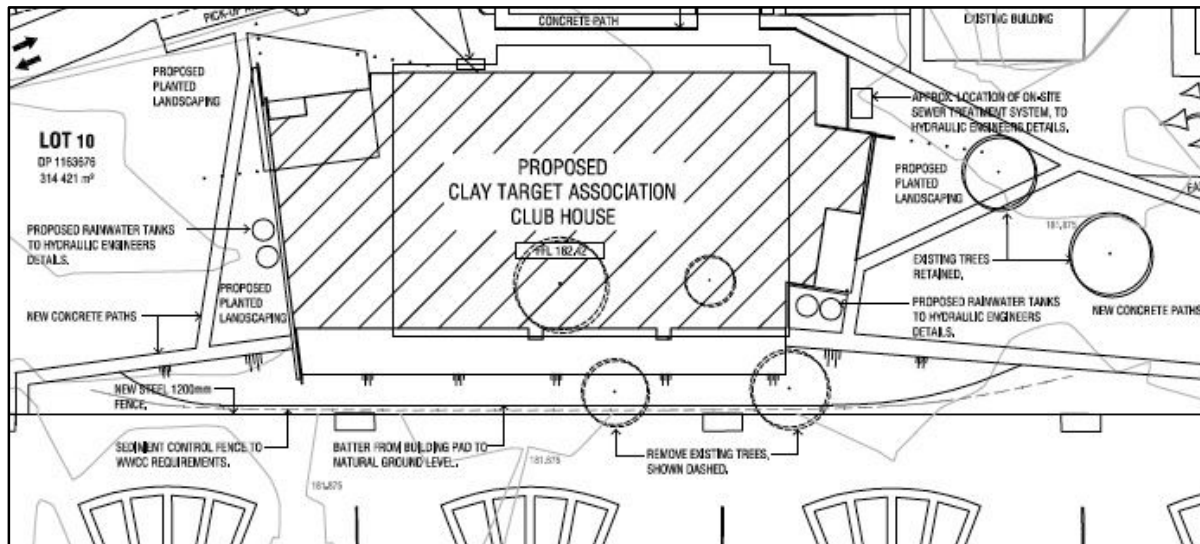
To reduce the potential impact of flooding on the development, it is proposed to construct the facility with a finished floor level (FFL) of 182.42. This will be higher than the 1 in 100-year flood level of 182.4, as modelled by GHD and shown in the figure below.



**Figure 14:** Detailed Flooding Data (Source: GHD FIAR 2017)

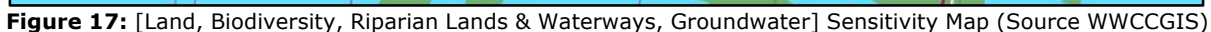
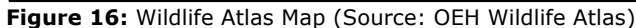
## 5.5 Flora and Fauna

The subject site has matured trees lining the northern and western boundaries of Lot 102 and also in the north-eastern corner of Lot 10. The proposal requires the removal of four trees as marked in the figure below. Additional landscaping will be provided as per the landscaping plan included in the development plan set.



**Figure 15:** Trees to be removed for proposal (Source: Icono)

No endangered species have been identified on or near the proposed development, as shown on the Office of Environment and Heritage Wildlife Atlas map below.





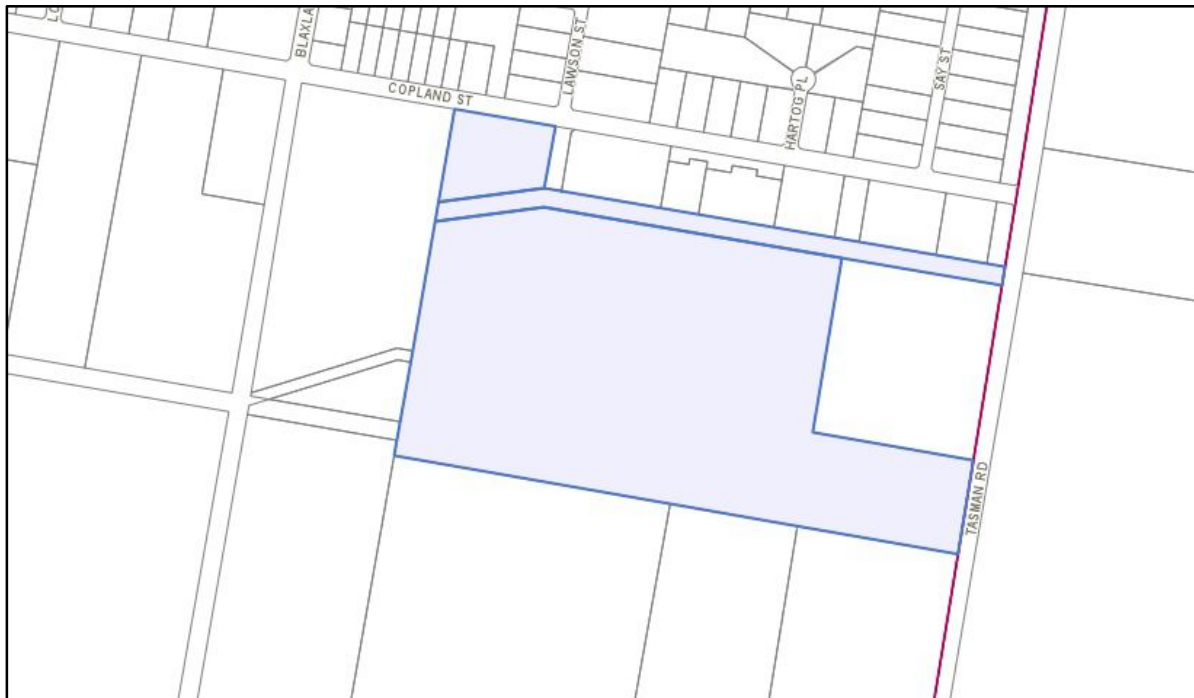


**Figure 18:** Biocertification Map Extract (Source: WWCCGIS)

It is not anticipated that the proposal will have any significant impacts on the groundwater of the site, or the riparian lands and waterways identified as above. No activities are proposed that will utilise groundwater or surface water on the site. Erosion and sediment control fencing will be employed on the site as per the attached plan set to further reduce the potential for impacts to these natural resources.

## 5.7 Heritage Conservation

There are no known items of heritage significance on the site. The site is not located within a heritage conservation area.



**Figure 19:** Heritage Items and Conservation Area Map (Source WWCCGIS 2017)

An AHIMS search extract is attached to this SEE, which confirms that within 200m of the site, there are no aboriginal sites recorded or any declared places.

In accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW2010)*, generic due diligence process, the following information is provided:

*Will the activity disturb the ground surface or any culturally modified trees?*

- Yes, the ground surface is proposed to be disturbed to facilitate construction.

*Are there any:*

*a) relevant confirmed site records or other associated landscape feature information on AHIMS?*

- No (see AHIMS search as discussed above).

*b) any other sources of information of which a person is already aware?*

- No, there are no other known sources of information as determined via Council records and information available to the applicant.

*c) landscape features that are likely to indicate presence of Aboriginal objects?*

- There are no significant landscape features that would indicate the presence of Aboriginal objects.

It is considered that all due diligence requirements have been fulfilled. An Aboriginal Heritage Impact Permit (AHIP) application is considered to be unnecessary. The development will proceed with caution. If any Aboriginal objects are found, work will be stopped and relevant authorities notified. If human remains are found, work will be stopped, the site will be secured and Police and other relevant authorities notified accordingly.

## 5.8 Site Contamination

The site is identified on Council mapping as potentially contaminated, due to the site being a "firearms range". This is to be expected given the nature of operations on site, however is not expected to have any impact on the proposed clubhouse and function centre due to the continuation of the current landuse.



**Figure 20:** Contamination Mapping extract (Source WWCCGIS 2017)

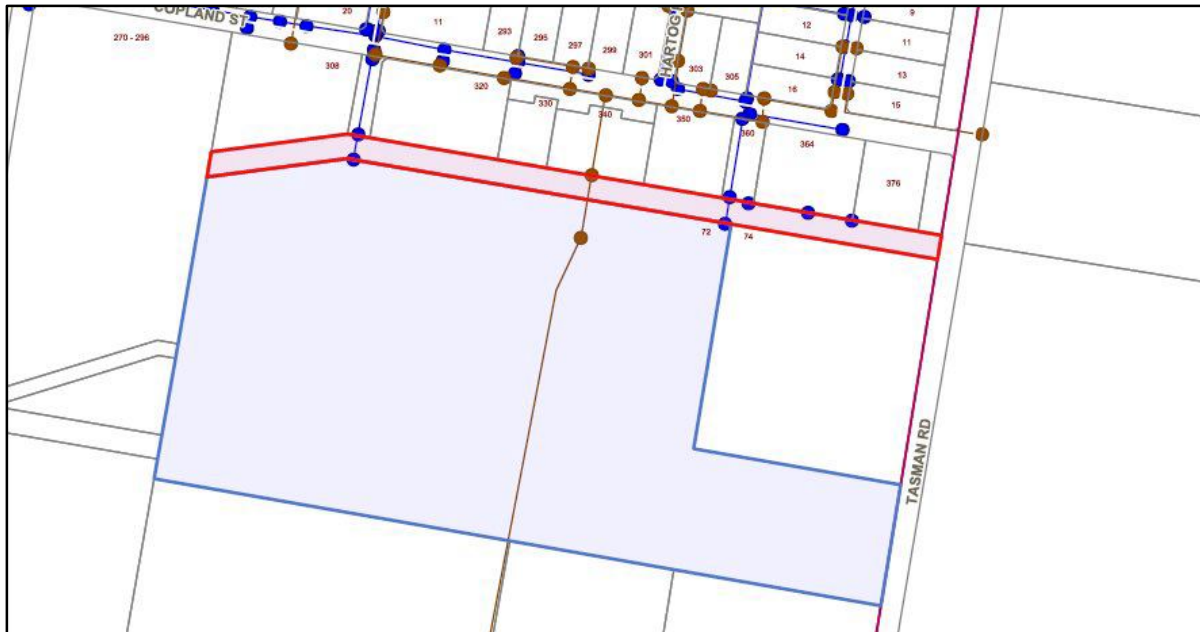
If spent or 'live' ammunition is discovered during construction, appropriate measures will be employed to remove, dispose or make safe any live ammunition. It is considered that the risk



All essential services, including water, electricity, gas, telecommunication, sewer, drainage, road network and garbage services, are available to the site. These utilities will be connected and service the new clubhouse and function centre as required.

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**Figure 23:** WWCC Sewer and Stormwater Assets Map (Source: WWCCGIS)

## 6.2 Traffic Generation, Vehicular Site Access and Parking

A Traffic Impact Assessment (TIA) has been completed by GHD and is attached to this report. The carparking layout and site access is proposed to be constructed as per the plan extract below. These documents are summarised below, with reference to overall impact and any mitigation measures proposed to reduce any potential traffic impacts.



**Figure 24:** Site Access and Carparking Arrangements Plan (Source: Icono 2017)

### 6.2.1 Traffic Generation and Site Access

The site will be accessed via the proposed new Copland Street access point, with secondary access available from Tasman Road if required for large events.

The development is estimated to generate an additional 165 vehicle movements during peak hour periods based on the traffic generation rates outlined in the RMS *Guide to Traffic Generating Developments*. Through the attached Traffic Impact Assessment (GHD), additional modelling was conducted to determine the effects of a typical special event activity on the nearby road infrastructure and traffic network. It was concluded that the anticipated traffic generation rates can be accommodated within the existing road network, with the new intersection operating at an acceptable level.

The TIAR recommended that a site-specific traffic management plan be developed for larger special events to assist in traffic flow and parking arrangements, utilising the secondary access from Tasman Road and all available overflow parking areas if required.

### 6.2.2 Parking

The WWDCP 2010 requires on site carparking in accordance with the below rates.

<b>FOOD AND DRINK PREMISES, FUNCTION CENTRES AND REGISTERED CLUBS</b>	
Restaurants, cafes, pubs, clubs and function rooms	Within the Wagga Wagga city centre: 1 space/ 25m <sup>2</sup> GFA All other areas: 1 space/ 10m <sup>2</sup> GFA or 1 space/ 3 seats whichever is greater

**Figure 25:** Extract of DCP carparking rates for function centre (Source WWDCP 2010)

<b>BUSINESS, OFFICE AND RETAIL</b>	
Business and office premises, public administration buildings	Within the Wagga Wagga city centre (B3 Zone) and mixed use areas (B4 Zone): 1 space/ 45m <sup>2</sup> GFA All other areas: 1 space/ 33m <sup>2</sup> GFA

**Figure 26:** Extract of DCP carparking rates for business and office premises (Source WWDCP 2010)

The calculation of the parking requirements for the facility are based on the gross floor areas of the proposal as outlined in the table below.

**Table 3: Carparking Calculations (Source: GHD TIA)**

<b>Car Parking Calculations</b>			
Facility Area	GFA (m <sup>2</sup> )	DCP Parking Rate	Minimum Parking Provision
Entry Foyer	62.5	1 space per 10m <sup>2</sup>	6.3
Circulation Areas	160.1	1 space per 10m <sup>2</sup>	16.0
Storage	95.8	Excluded	-
Reception/Office	57	1 space per 33m <sup>2</sup>	1.7
Wet Areas	117	Excluded	-
Hall of Fame	40.7	Excluded	-
General Seating	152	1 space per 10m <sup>2</sup>	15.2
Kitchen and Prep	228.1	1 space per 10m <sup>2</sup>	22.8
Conference	825.6	1 space per 10m <sup>2</sup>	82.6
Outdoor Viewing Area	275.3	1 space per 10m <sup>2</sup>	27.5
<b>Total GFA</b>	<b>2014</b>		<b>172.1</b>
<b>Minimum Parking Requirement</b>			<b>173</b>

The gross floor area (GFA) calculations provided above exclude wet areas, storage and the hall of fame area. Under the LEP definition for GFA, all those areas should be included in carparking calculations. The attached TIA puts forward that these areas are not traffic generating areas and that parking for these areas can be accommodated

by the other areas that contribute to parking generating service areas within the club. It is considered that the areas utilised to calculate the proposed parking for the site are satisfactory and adequate for the nature and expected demand of the new premises.

The proposal involves the creation of a permanent hardstand carpark with a capacity of 62 carparks, with an additional 140 spaces of unsurfaced grassed area providing overflow, informal carparking for large events. The existing carpark also provides 50 surfaced carparks available for use of the function centre. It is considered that the existing carparks are justifiable for the dual use as the majority of functions will be scheduled for times outside the regular activities conducted by users of this existing hardstand carpark (Clay Target Association members). The mix of formal and informal parking is considered to be the most effective way to provide carparking for a range of event sizes, with sporadic large events anticipated.

Carpark circulation is proposed to utilise a one-way system to assist in parking and access efficiency to individual parking aisles, as shown in the carparking layout plan above.

An additional 3 motorcycle parking spaces and 6 bicycle parking spaces are proposed to be provided to encourage a wide range of transport options for patrons of the proposed facility. Separate drop off areas have been proposed in front of the main building entrance, providing enough queueing space for up to 6 cars in total.

### **6.2.3 Service Vehicles**

Service vehicle access has been provided to the facility, with sufficient turning areas to enable a Pan-Tec sized vehicle to access the goods delivery area located on the northern side of the proposed building (see attached plans).

The goods delivery area has direct access to the kitchen and food storage areas via a double door access point. Garbage disposal vehicles can also access the proposed waste storage area, as shown on the plans attached, with provision of a turning area proposed for these larger vehicles. It is not anticipated that service vehicles will access the site during events, however the service vehicle access areas have been provided separate to general vehicle circulation areas to avoid potential traffic conflicts.

## **6.3 Waste Management**

Waste from the site is proposed to be removed by licensed contractors to an approved waste management facility.

## **7 STATUTORY PLANNING CONTROLS AND POLICIES**

Development consent is required for the proposed development under the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act). Various State and Local planning controls and development guidelines are applicable to the proposal, as discussed below.

Under Section 5(vii) of the EP&A Act 1979, the objects of the Act include compliance with the principles of ecologically sustainable development (ESD).

The principles that underpin ecologically sustainable development include:

- The precautionary principle.
- Intergenerational equity.
- Biodiversity and ecological diversity.
- Improved economic valuation including environmental factors.

The proposed function centre on the subject site has been considered in respect of these ESD principles.



***a) The precautionary principle – namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.***

It is considered that, based on the content of this SEE, there are no imminent threats of serious or irreversible environmental damage that would eventuate as a result of the approval, establishment and operation of the proposal. Further detailed discussion in this regard has been documented in the body of, and attachments to, this SEE report.

***b) Inter-generational equity – namely, that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.***

The SEE has considered inter-generational equity issues and concludes that the proposed function centre will have negligible negative impact on the environment. The proposal will not reduce the productivity of the local environment, and will ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.

***c) Conservation of biological diversity and ecological integrity.***

The content of this SEE and the supporting technical reports, provide confidence that this proposal will, where practically and physically possible, conserve the existing and future biological diversity and ecological integrity of the natural environment.

***d) Improved valuation and pricing of environmental resources.***

The proposal has considered and is implementing the principles of ensuring that environmental factors are included in the valuation of assets and services in relation to the existing and expanded ACTA activities. The principle of pursuing sustainable environmental goals are integral parts of both the current and future proposed activities for this site. The development and approval system that oversees the subject land use activity will ensure continuing respect and achievement of this ESD principle.

## 7.1 State Planning Policies

The State Planning Policies applicable to this development are outlined in the table below.

**Table 4: Relevant SEPP Requirements**

Table of Relevant SEPP's	
Relevant SEPP's	Comments
SEPP44 – Koala Habitat Protection	The trees proposed to be removed may be koala feed trees, however, the number of trees on the site does not constitute 'potential koala habitat' as defined by this legislation. It is considered that the potential impact on koala habitat will be negligible.
SEPP55 – Remediation of Land	The land is potentially contaminated, as demonstrated by the Council mapping in Section 5.7. However, as the land is to be continued for the use of a clay target facility (shooting range), it is considered that remediation of the site is unnecessary. The measures outlined in section 5.8 above will be used to minimise the potential contamination of the site as a result of the activities conducted by the ACTA.
SEPP64 – Advertising and Signage	Proposed signage is restricted to building identification and directional signage on site. The proposed signage will not be visible from a public place or reserve. There are no specific requirements relevant to this proposal.
SEPP (Infrastructure) 2007	Transgrid infrastructure is located on the southern and eastern boundaries of the subject site. No part of the proposed development is to be located within close proximity to these infrastructure easements. There are no specific requirements relevant to this proposal.

## 7.2 Wagga Wagga Local Environmental Plan (LEP) 2010

The site is subject to the provisions of Wagga Wagga Local Environmental Plan 2010 (the LEP).

The particular aims of the LEP are:

(a) to optimise the management and use of resources and ensure that choices and opportunities in relation to those resources remain for future generations,

(b) to promote development that is consistent with the principles of ecologically sustainable development and the management of climate change,

(c) to promote the sustainability of the natural attributes of Wagga Wagga, avoid or minimise impacts on environmental values and protect environmentally sensitive areas,

(d) to co-ordinate development with the provision of public infrastructure and services.

The proposal satisfies these aims providing a sustainable development on serviced and appropriately zoned land. The development will avoid impacts on environmentally sensitive areas and localities, and provide a facility for the social and economic benefit of the local and wider community.

Discussion on applicable sections of the LEP is provided below.

### Land Use Zoning

Lots 10 and 102 are zoned RE1 Public Recreation, and Lot 100 is zoned IN1 General Industrial under the provisions of the LEP, as shown in the figure below.



**Figure 27:** Land Zoning Map (Source: WWCCGIS 2017)

Land Use Table extracts for the IN1 and RE1 zones are provided below:

#### **Zone IN1 General Industrial**

##### **1 Objectives of zone**

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

##### **2 Permitted without consent**

Home businesses; Home occupations; Roads

##### **3 Permitted with consent**

Animal boarding and training establishments; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Plant nurseries; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; **Any other development not specified in item 2 or 4**

##### **4 Prohibited**

Agriculture; Airports; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Child care centres; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Extractive industries; Farm buildings; Forestry; **Function centres**; Health services facilities; Home occupations (sex services); Information and education facilities; Recreation

*facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities*

### **Zone RE1 Public Recreation**

#### **1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect and enhance the natural environment generally and to assist in ensuring that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.

#### **2 Permitted without consent**

*Environmental facilities; Environmental protection works; Roads*

#### **3 Permitted with consent**

*Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Depots; Entertainment facilities; Flood mitigation works; **Function centres**; Helipads; Information and education facilities; Jetties; Kiosks; Markets; Marinas; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); **Recreation facilities (outdoor)**; Respite day care centres; Sewerage systems; Signage; Water recreation structures; Water supply systems; Wharf or boating facilities*

#### **4 Prohibited**

*Any development not specified in item 2 or 3*

### Permissibility

The existing ACTA activities fall within the definition of "Recreation facilities (outdoor)", which are permissible in both the IN1 and RE1 zones.

The proposal is defined under the LEP as a **function centre**, which is as follows:

*"a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility".*

The function centre will be located on RE1 zoned land and is permissible in that zone.

The proposed new access way to Copland Street will traverse Lot 100. However, as the driveway is predominantly for the use of ACTA activities as well as the function centre, this would be permissible on this land.

The clubhouse aspect of the proposed facility is considered to be ancillary to the main, current use of a "recreation facility (outdoor)".

The proposed Function Centre supports the aims and objectives of the Public Recreation zone, as discussed in the table below. The access way is ancillary to the continued use of the ACTA facility and, as a land use activity, supports the aims and objectives of the Industrial zone.

**Table 5: Relevant LEP 2010 Zone Objectives**

LEP 2010 – Public Recreation (RE1) - Proposed Function Centre	
Objective	Comments
<i>To enable land to be used for public open space or recreational purposes.</i>	Satisfied, the main use of the site will continue to be used for recreational use. The proposed function centre will support this use and diversify the range of activities that the site can support.
<i>To provide a range of recreational settings and activities and compatible land uses.</i>	Satisfied, the proposed function centre will support the recreational usage of the site and expand the range of activities available on the site.
<i>To protect and enhance the natural environment for recreational purposes.</i>	Satisfied, the proposal will have minimal negative impact on the natural environment for recreational purposes.
<i>To protect and enhance the natural environment generally and to assist in ensuring that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.</i>	Satisfied, the proposal will have minimal negative impact on the natural environment. The site is not located in an area of high ecological, scientific, cultural or aesthetic value.



LEP 2010 – General Industrial (IN1) – Proposed Function Centre	
Objective	Comments
<i>To provide a wide range of industrial and warehouse land uses.</i>	Satisfied, the proposed access way will not affect the ability of the land to support industrial and warehouse landuses.
<i>To encourage employment opportunities.</i>	Satisfied, the recreation facility encourages employment opportunities.
<i>To minimise any adverse effect of industry on other land uses.</i>	Satisfied, the proposed access way and existing recreation facility will minimise any adverse effect to other land uses
<i>To support and protect industrial land for industrial uses.</i>	Satisfied, the proposed access will not impact upon industrial land for industrial use now or in the future.

### Principal Development Standards

There are no principles development standards within the LEP that are applicable to the proposed development.

### Miscellaneous Provisions

Clause 5.9 of the LEP refers to the preservation of trees or vegetation, particularly in relation to the preservation of the amenity of the area, including biodiversity values. The clause also refers to a development control plan that specifies species or kinds of trees or other vegetation that are prescribed for the purposes of this clause. The content of the DCP is discussed in the next section of this SEE. The proposed development describes and specifies trees and vegetation that will be removed and replaced as a consequence of this activity.

There are no other miscellaneous provisions of the LEP applicable to the proposed development.

### Urban Release Areas

The subject proposal is not within a defined urban release area.

### Additional Local Provisions

The following LEP clauses are applicable to the subject development.

7.1A Earthworks – the proposal will involve minor earthworks that are considered ancillary to the main development proposal under consideration.

7.2 Flood planning – the land is not subject to a Flood Planning Map under the LEP. However, the nature and degree of flooding impact as a result of this development proposal is discussed in section 5.4 of this SEE.

7.3 Biodiversity – the land is identified as “Biodiversity” on the Terrestrial Biodiversity Map of the LEP. This matter has been discussed in detail within section 5.6 of this SEE. It is considered that the development has been designed, sited and managed to avoid any potential adverse environmental impact.

7.5 Riparian lands and waterways – the land is identified as “Water” or “Waterway” on the Water Resource Map of the LEP. This matter has been discussed in detail within section 5.6 of this SEE. It is considered that the development has been designed, sited and managed to avoid any potential adverse environmental impact.

7.6 Groundwater vulnerability – the land is identified as “Groundwater” on the Water Resource Map of the LEP. This matter has been discussed in detail within section 5.6 of this SEE. The proposed development is not specified development for the purposes of this clause.

There are no other additional local provisions of the LEP applicable to the proposed development.

### 7.3 Wagga Wagga Development Control Plan 2010 (DCP)

The DCP controls relevant to this application are discussed in the table below.

Sections 2, 4, 5, 11 and 12 of the Wagga Wagga Development Control Plan (DCP) 2010 are relevant to the proposed development and are considered in the Table below.

**Table 6: Relevant DCP 2010 Controls**

Section 2: Controls That Apply to All Development		
Clause	Objective/Control	Comments
<b>2.1 Vehicle Access and Movements</b>	<i>C1: Access should be from an alternative secondary frontage or other non-arterial road where possible.</i>	Satisfied, existing access points will be utilised to access the proposed function centre.
	<i>C2: A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.</i>	Satisfied, a Traffic Impact Study has been completed and is attached to this report.
	<i>C3: Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.</i>	Satisfied, vehicles will be able to enter and leave in a forward direction.
	<i>C4: Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.</i>	Satisfied, unloading areas are considered to be adequate, as demonstrated on the attached plan set.
	<i>C5: Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.</i>	Satisfied, as demonstrated in the attached plan set.
	<i>C6: Ensure adequate sight lines for proposed driveways.</i>	Satisfied, as demonstrated in the attached plan set.
	<b>2.2 Off-street parking</b> <i>Controls – parking rates</i> <i>C1: Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.</i>	Satisfied, see further discussion of parking rates above in Section 6.2.
	<i>C2: The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.</i>	Satisfied, as demonstrated in the attached plan set.
	<i>C3: Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.</i>	Satisfied, as demonstrated in the attached plan set.
	<i>C4 – C6:</i>	Not Applicable.
	<i>C7-C11:</i>	Satisfied, landscaping and vegetation proposed as per the attached plan set. Vegetation will not limit sight lines.
	<b>2.3 Landscaping</b> <i>Landscape design</i> <i>C1: A landscape plan is required for applications for:</i> <i>Commercial and Industrial developments</i> <i>Residential development (other than dwelling houses).</i>	Satisfied, a landscape plan has been provided in the attached plan set.
	<i>C2 – C6:</i>	Satisfied, landscaping to be appropriate species and located where appropriate in accordance with solar access principles.
<b>2.5 Safety</b>	<i>C1 – C8</i>	Satisfied, the proposal has been designed in accordance with CPTED principles, as well as other safety

		standards. A crime risk assessment has been completed and provided as an attachment.
<b>Section 4: Environmental Hazards and Management</b>		
<b>Clause</b>	<b>Objective/Control</b>	<b>Comments</b>
<b>4.2 Flooding</b>	C31	Satisfied, see Section 5.3 and the attached Flooding Impact Assessment Report.
<b>Section 5: Natural Resource and Landscape Management</b>		
<b>Clause</b>	<b>Objective/Control</b>	<b>Comments</b>
<b>5.4 Environmentally Sensitive Land</b>	<i>C12: An application for development consent on land identified as a "Sensitive area" on the Natural Resources Sensitivity Map – Water, for development specified in Clause 7.6 (4) of the LEP, shall be accompanied by a report or documentation that:</i>  <i>(a) addresses potential impacts upon:</i> <i>i) existing groundwater sources, and</i> <i>ii) future extraction from groundwater sources for domestic and stock water supplies.</i>  <i>(b) demonstrates that the development is designed to prevent adverse environmental impacts, including exacerbation of salinity and the risk of contamination of groundwater sources from on-site storage or disposal facilities.</i>	Satisfied. Further discussion regarding groundwater impact is contained in Section 5.5 above. The proposal will not have any significant negative impact on groundwater on the site.
	<i>C13: The construction of septic systems should be consistent with the "Environment and Health Protection Guidelines – On-site Sewerage Management for Single Households", 1998.</i>	Not Applicable
<b>Section 11: Industrial Development</b>		
<b>Clause</b>	<b>Objective/Control</b>	<b>Comments</b>
<b>11.2 Siting and Setbacks</b>	C1 – C5:	Not Applicable, no building requiring setbacks is proposed in this zone.
<b>11.3 Building Design</b>	C1 – C6	Not Applicable, no building requiring adherence with building design controls is proposed.
<b>11.4 Development Near Residential Areas</b>	C1 – C5	Not Applicable, the subject site does not adjoin, or is located opposite from, residential zoned land.
<b>Section 12: Specific Uses and Developments</b>		
<b>Clause</b>	<b>Objective/Control</b>	<b>Comments</b>
<b>12.3 Development on land zoned for public recreation (RE1)</b>	C1: Applications for development in public reserves and parks are to demonstrate that there is a need for the proposed use or facility.	The development provides additional support to an existing clay target facility and use, meeting the objectives of this control.
	C2: Developments are to consider the need for public recreation areas to serve the immediately adjoining area, taking into consideration any changing demographics of the area.	Satisfied, the proposal is not a public recreation area, but a dedicated facility for clay target competitions. The facility is a national facility, servicing the sport at a national level.
	C3: Design to complement the public recreation area and adjoining land uses	Satisfied, the design complements the existing facility.
	C4: All works to be consistent with any Plan of Management or public recreation strategy.	Satisfied, the proposed works are consistent with any strategic documents.

## Other Relevant 79C Matters for Consideration

- *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.....:*



There are no known proposed instruments applicable to the development proposal.

- *any planning agreement ....:*

There are no known planning agreements applicable to the development proposal.

- *the suitability of the site for the development...:*

Based on the above discussion, the site is considered suitable for the development.

- *any submissions ....:*

Council will undertake appropriate public consultation and consider any submissions accordingly.

- *the public interest ...:*

The public interest is supported with this application as the proposal is in accordance with the publicly endorsed planning policies and guidelines to ensure compatible and sustainable development on this site and within the future desired character of the locality.

## 8 STATEMENT OF ENVIRONMENTAL EFFECTS TABLE

**Table 7: Statement of Environmental Effects**

STATEMENT OF ENVIRONMENTAL EFFECTS TABLE – Proposed Function Centre – 308 Copland Street and 72 Tasman Road			
Subject Area	The potential environmental impacts of the development	How the environmental impacts of the development have been identified	The steps taken to protect the environment or to lessen the expected harm to the environment
Context & Setting	Minimal	Site analysis	Development design
Access & Traffic	Minimal	DA details, DCP controls, expert report	Development design, traffic impact assessment, traffic management plan
Infrastructure	Minimal	DA details, DCP controls, local area analysis	Development design
Heritage	Nil	DA details, DCP controls, local area analysis	N/A
Archaeology	Negligible	DA details, LEP data, DCP controls, local data	N/A
Land Resources	Negligible	DA details, DCP controls, local area analysis	N/A
Soils	Negligible	DA details, DCP controls, local area analysis	Development design
Air & Microclimate	Minimal	DA details, local area analysis	Development design
Flora & Fauna	Negligible	DA details, local area analysis	N/A
Waste	Minimal	DA details	Development design
Noise	Negligible	DA details, local area analysis	Development design, buffer distance
Natural Hazards	Minimal	DA details, LEP data, DCP controls, expert report	Development design, flood impact assessment
Social Impact	Positive	DA details, local area analysis	N/A
Economic Development	Positive	DA details, local area analysis	N/A
Design	Positive	DA details, local area analysis	N/A
Construction	Minimal	DA details	Construction management

**9 CONCLUSION**

The proposed new ACTA clubhouse and function centre has been considered in respect of current planning policy and environmental conditions applicable to the subject site and land use activity characteristics of the proposal. It is considered the proposal is justified and permissible, for the following reasons:

- Satisfies State Environmental Planning Policy provisions relevant to the proposal;
- Is permissible under the provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the applicable zone;
- Satisfies and complies with the applicable provisions of the Wagga Wagga Development Control Plan 2010.
- Will not have any significant adverse impacts on the environment, as discussed in the Statement of Environmental Effects above.
- Will not have any significant impact on flooding on the site or to adjoining properties, as concluded in the Flood Impact Assessment report.
- Can be accommodated by the existing road network and traffic infrastructure in the area, as concluded in the Traffic Impact Assessment report.

The proposal aims to provide the Australian Clay Target Association and the wider local and regional community with a function centre that can accommodate up to 1000 attendees. The overall social and economic benefits of the proposal are significant and fulfil various needs for this type of facility, as supported by the State Government and general public.

The proposal is submitted to Council for consideration.

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